HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Québec Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Spring 2011

Figure 1

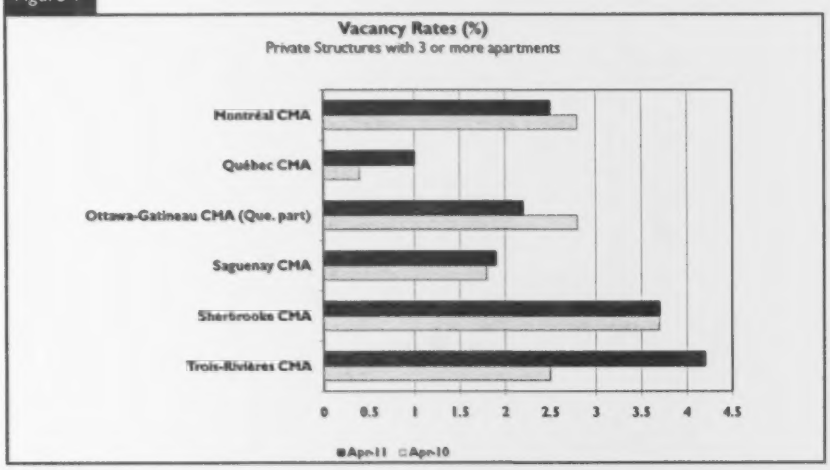
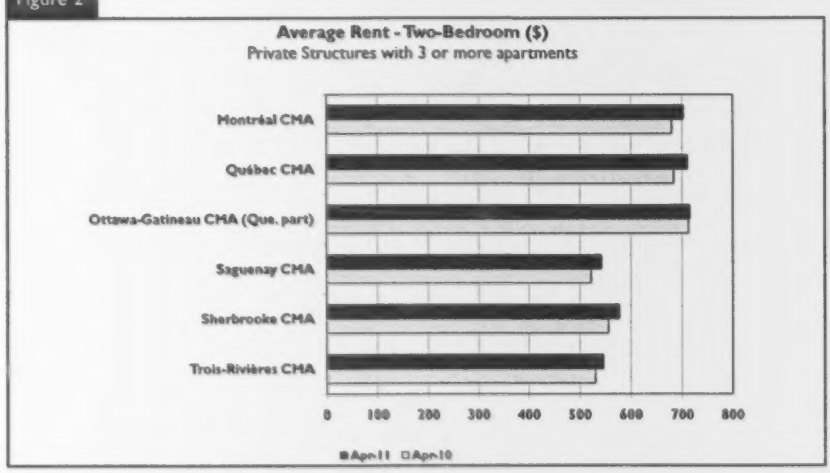


Figure 2



Highlights

- The average vacancy rate in privately initiated structures with three or more housing units in Quebec's urban centres (with 10,000 or more inhabitants) reached 2.4 per cent in April, down by 0.1 of a percentage point over a year earlier.
- The vacancy rate remained stable in the majority of Census Metropolitan Areas (CMA).
- The market was still tighter in the case of larger apartments.
- The estimated change in the average rent in existing structures[1] was measured at of 2.3 per cent over 2009.
- The availability rate (4.7 per cent) declined compared to last spring.
- As in the recent past, the spring 2010 survey results reflected offsetting factors, which, in the end, did not bring forth an overall change.

[1] It should be noted that CMHC now uses a measure (introduced in 2006) that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys.

Canada

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Situation unchanged across Quebec

According to the Rental Market Survey conducted in the spring by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate in privately initiated structures with three or more housing units in Quebec's urban centres (with 10,000 or more inhabitants) reached 2.4 per cent in April. The 0.1 per cent decrease from the same period last year was evidently not statistically significant.

This result was largely due to the influence of the Montréal census metropolitain area (CMA) - with a universe accounting for two thirds of the rental housing stock in the province – but also to the other of the province's regions.

As well, the survey results did not reveal large changes at the CMA level. For the other urban agglomerations, the results show an almost identical rate (2.5 per cent) in centres with 10,000 to 49,999 inhabitants and a rate of 2.9 per cent in the case of agglomerations with 50,000 to 99,999 inhabitants (see table).

The picture of the market according to apartment size was fairly uniform across the province and had not changed much for several years, as the market was still tighter in the case of larger apartments. In fact, the vacancy rates were significantly lower for two-bedroom and three-bedroom apartments (2.0 per cent and 1.4 per cent, respectively) than for bachelor units (5.9 per cent). Moreover, their rates have not significantly changed from last spring.

The estimated change in the average rent in existing structures did not change notably. It was measured at 2.3 per cent when compared to 2010. However, the availability rate (4.7 per cent) declined since last spring. Among the factors that contributed to the tightening of the market, two are noteworthy: the relatively strength of the job market for young people and a slower movement to homeownership.

Overall, certain factors caused rental market conditions to ease, while others acted in the opposite direction. For one thing, supply remained weak. As for demand, the combined effect of growing youth employment and of less strong move to homeownership was compensated by a drop in net migration. And so, as in the recent past – but for different reasons, the spring 2010 survey results reflected offsetting factors, which, in the end, did not bring forth any change.

Montréal

The vacancy rate remained stable in 2011 in the Montreal CMA (2.5 per cent). Like the provincial profile, smaller dwellings were apparently less popular. Indeed, the vacancy rate is significantly higher in bachelor units (6.2 per cent) than in other types of apartments. The vacancy rate reached 2.5 per cent in one-bedroom apartments, 1.9 per cent in two-bedroom apartments and 1.0 per cent in the apartments of three bedrooms and more. The vacancy rate in the apartments of two rooms was not significantly different from the apartments of three bedrooms. The dynamics that influenced the results for the CMA are similar to those discussed for the entire province.

Québec

While it remains the tightest of major centers in the province, the rental market in the Québec CMA has eased when compared to the spring of 2010. The vacancy rate was 1.0 per cent in April, compared to 0.4 per cent from the same period last year. This result still shows a relatively high demand owing to, among other things, a still active labour market. The recent market conditions have caused an estimated change of 2.6 per cent of the average rent. According to the survey, the average rent for a dwelling was $694 last April.

Gatineau

Despite registering a vacancy rate below that posted in the spring of 2010 (2.2 per cent against 2.8 per cent in 2010), the margin of statistical variation associated with the region of Gatineau does not establish a tightening rental market in April 2011. Moreover, there are no significant differences when breaking down this result by apartment size. The spring survey in 2011 reported an availability rate of 3.5 per cent and an average rent of $695. The Quebec part of the Ottawa-Gatineau CMA has a universe of less than 20,000 dwellings (compared to nearly 73,000 for the Québec CMA and has about 32,000 the Sherbrooke region).

Sherbrooke

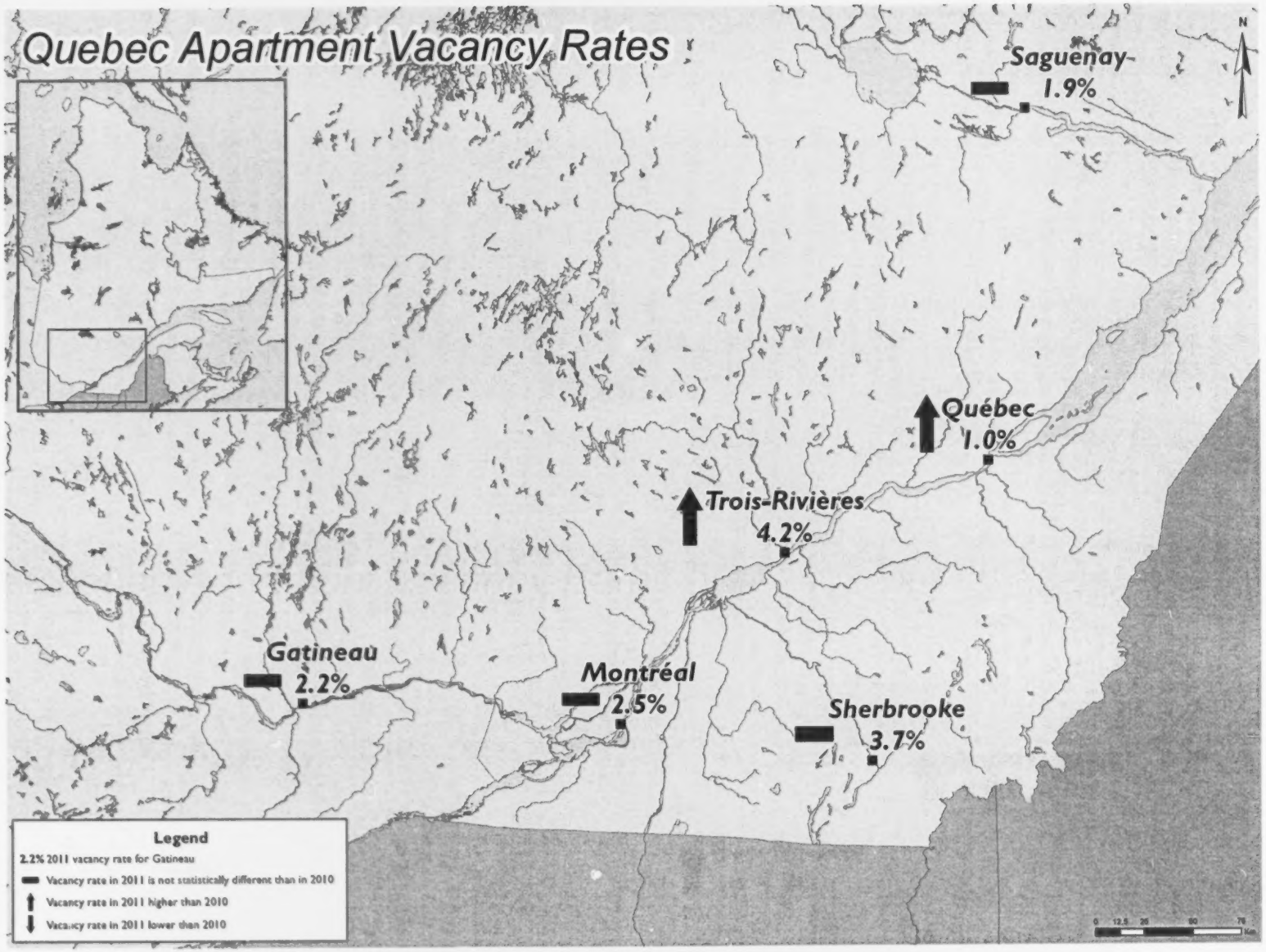
The stability of the vacancy rate in the Sherbrooke area (3.7 per cent) reflects growth of both supply and demand over the past year. On the supply side, there has been a slight increase in rental apartments in the area. On the demand side, several factors have influenced the rental market, including a slowdown in home ownership, the recent increases in youth employment since the last recession. An important element that helped sustain the demand for rental units is the high net migration into the area, especially immigration. For all sizes of accommodation, the difference between the vacancy rate in 2010 and 2011 are not statistically significant.

Trois-Rivières

Registering a vacancy rate of 4.2 per cent (compared to 2.5 per cent last spring), the rental Trois-Rivières rental market was definitely less tight this spring. This comes in the wake of the easing movement which began in 2009. Unlike many large centres, a significant rental housing supply contributed to this result. The breakdown of the latest result indicates a significant relaxation in the category of two bedroom flats, by far the largest market segment. The region is also unique in having no significant differences in vacancy rates by size of dwelling.

Saguenay

Like the province, the result posted by the Saguenay region is unchanged from last year. Overall, the vacancy rate is 1.9 per cent. According to survey results, the two- and three-bedroom segments were apparently the tightest in the region. The average rent of $ 517 is not significantly different form that recorded last spring. As for the availability rate, it decreased significantly, going from 9.5 per cent to 5.2 per cent this spring.


Quebec Apartment Vacancy Rates
Saguenay
1.9%
Québec
1.0%
Trois-Rivières
4.2%
Gatineau
2.2%
Montréal
2.5%
Sherbrooke
3.7%
N
Legend
2.2% 2011 vacancy rate for Gatineau
Vacancy rate in 2011 is not statistically different than in 2010
Vacancy rate in 2011 higher than 2010
Vacancy rate in 2011 lower than 2010

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Ottawa-Gatineau CMA (Que. part)	5.8 d	2.1 c	2.8 b	2.6 b	2.7 b	2.1 b	2.0 c	2.0 c	2.8 a	2.2 a
Montréal CMA	5.3 c	6.2 c	2.9 b	2.5 b	2.4 b	1.9 b	2.1 c	1.0 a	2.8 a	2.5 a
Québec CMA	0.1 a	3.0 c	0.7 a	1.1 a	0.4 b	0.8 a	0.3 b	0.6 b	0.4 a	1.0 a
Saguenay CMA	**	**	2.8 b	3.4 c	1.3 a	1.3 a	0.9 a	1.5 a	1.8 b	1.9 b
Sherbrooke CMA	5.3 c	4.9 d	3.8 c	3.2 c	3.6 b	3.9 b	3.1 c	3.2 c	3.7 b	3.7 b
Trois-Rivières CMA	**	**	2.9 b	4.3 c	1.9 b	4.0 c	2.5 c	3.7 d	2.5 b	4.2 b
Québec CMAs	**4.9 c**	**5.9 c**	**2.7 b**	**2.5 a**	**2.2 a**	**1.9 a**	**1.9 b**	**1.3 a**	**2.5 a**	**2.4 a**
Québec CA 50,000-99,999	**4.3 d**	**	**3.4 c**	**3.0 b**	**2.4 a**	**2.5 a**	**2.7 b**	**2.6 b**	**2.8 a**	**2.9 a**
Québec CA 10,000-49,999	**5.1 b**	**4.5 b**	**3.1 a**	**3.2 a**	**2.1 a**	**2.2 a**	**1.6 a**	**1.8 a**	**2.4 a**	**2.5 a**
Québec 10,000+	**4.8 c**	**5.9 c**	**2.7 a**	**2.5 a**	**2.2 a**	**2.0 a**	**2.0 b**	**1.4 a**	**2.5 a**	**2.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Ottawa-Gatineau CMA (Que. part)	515 a	532 a	602 a	614 a	713 a	715 a	798 a	807 a	691 a	695 a
Montréal CMA	517 a	520 a	622 a	626 a	680 a	703 a	843 b	886 a	665 a	678 a
Québec CMA	486 a	499 a	600 a	608 a	684 a	711 a	802 a	859 a	662 a	694 a
Saguenay CMA	359 b	363 a	428 a	437 a	522 a	542 a	552 a	567 a	501 a	517 a
Sherbrooke CMA	380 a	396 a	447 a	465 a	556 a	577 a	677 a	693 a	539 a	554 a
Trois-Rivières CMA	354 a	361 a	430 a	445 a	531 a	546 a	584 a	592 a	505 a	525 a
Québec CMAs	**505 a**	**511 a**	**604 a**	**610 a**	**668 a**	**690 a**	**809 b**	**844 a**	**652 a**	**667 a**
Québec CA 50,000-99,999	**387 a**	**385 b**	**454 a**	**477 a**	**538 a**	**558 a**	**580 a**	**599 a**	**520 a**	**539 a**
Québec CA 10,000-49,999	**380 a**	**385 a**	**429 a**	**444 a**	**518 a**	**539 a**	**568 a**	**591 a**	**497 a**	**517 a**
Québec 10,000+	**497 a**	**502 a**	**587 a**	**595 a**	**650 a**	**671 a**	**771 b**	**801 a**	**635 a**	**650 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.1.3_1 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Ottawa-Gatineau CMA (Que. part)	17 c	813	132 b	4,982	242 b	11,440	54 c	2,674	445 a	19,910
Montréal CMA	3,012 c	48,411	3,590 b	141,589	4,054 b	208,078	506 a	52,963	11,163 a	451,041
Québec CMA	112 c	3,758	216 a	18,942	301 a	39,960	65 b	10,256	694 a	72,916
Saguenay CMA	**	214	71 c	2,106	55 a	4,185	22 a	1,476	153 b	7,981
Sherbrooke CMA	125 d	2,552	259 c	8,100	608 b	15,698	183 c	5,802	1,174 b	32,152
Trois-Rivières CMA	**	443	199 c	4,645	322 c	8,149	136 d	3,651	704 b	16,888
Québec CMAs	**3,316 c**	**56,191**	**4,467 a**	**180,365**	**5,582 a**	**287,511**	**967 a**	**76,822**	**14,333 a**	**600,888**
Québec CA 50,000-99,999	**	1,731	231 b	7,771	457 a	17,977	191 b	7,251	998 a	34,730
Québec CA 10,000-49,999	123 b	2,735	369 a	11,485	561 a	25,387	148 a	8,095	1,202 a	47,702
Québec 10,000+	3,559 c	60,657	5,067 a	199,621	6,600 a	330,874	1,306 a	92,168	16,532 a	683,320

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Ottawa-Gatineau CMA (Que. part)	**	3.3 d	3.4 c	4.0 c	3.5 b	3.2 c	2.4 c	3.6 d	3.4 b	3.5 b
Montréal CMA	8.6 c	7.9 c	6.2 b	3.8 b	5.8 b	4.2 b	5.1 c	3.0 b	6.2 a	4.3 b
Québec CMA	6.2 c	**	4.2 c	3.5 c	3.5 b	2.3 b	3.2 d	2.0 c	3.8 b	2.8 a
Saguenay CMA	**	**	11.1 c	7.4 c	8.6 b	4.5 b	8.0 c	3.9 c	9.5 b	5.2 b
Sherbrooke CMA	8.4 c	12.1 d	7.9 b	8.7 b	8.3 b	8.0 b	7.2 b	9.0 b	8.0 b	8.7 a
Trois-Rivières CMA	**	**	8.3 b	8.3 c	5.7 b	7.6 b	7.4 c	7.0 c	7.3 b	7.8 b
Québec CMAs	**8.5 b**	**8.0 c**	**6.1 b**	**4.2 b**	**5.6 a**	**4.2 b**	**5.1 b**	**3.5 c**	**6.0 a**	**4.5 a**
Québec CA 50,000-99,999	**7.6 c**	**10.0 d**	**8.1 b**	**7.5 b**	**6.9 a**	**7.6 a**	**7.3 b**	**7.5 b**	**7.2 a**	**7.7 a**
Québec CA 10,000-49,999	**6.2 a**	**8.2 b**	**5.5 a**	**5.9 a**	**4.5 a**	**5.3 a**	**4.1 a**	**4.9 a**	**4.8 a**	**5.5 a**
Québec 10,000+	**8.4 b**	**8.0 b**	**6.2 b**	**4.4 b**	**5.6 a**	**4.5 a**	**5.2 b**	**4.0 b**	**5.9 a**	**4.7 a**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Ottawa-Gatineau CMA (Que. part)	2.2 c	2.6 b	3.0 b	2.6 b	2.4 c	2.7 b	++	1.3 d	2.5 b	2.3 b
Montréal CMA	**	2.8 c	**	2.0 c	**	2.8 c	++	**	**	2.3 b
Québec CMA	2.2 c	3.4 b	4.3 d	1.8 c	3.3 c	2.8 a	3.2 c	2.5 c	3.0 c	2.6 a
Saguenay CMA	++	++	3.3 d	++	3.3 d	1.8 c	3.3 d	3.0 b	2.8 b	1.8 c
Sherbrooke CMA	**	++	**	**	1.7 c	1.4 d	**	++	2.1 c	1.6 c
Trois-Rivières CMA	++	++	2.4 c	**	**	2.3 c	1.4 a	++	2.1 c	1.2 a
Québec CMAs	**2.0 c**	**2.7 c**	**2.8 c**	**2.1 c**	**2.8 c**	**2.7 b**	**++**	**2.3 c**	**2.1 c**	**2.2 b**
Québec CA 50,000-99,999	**++**	**++**	**++**	**++**	**3.2 c**	**++**	**2.7 c**	**++**	**2.9 b**	**2.3 c**
Québec CA 10,000-49,999	**2.6 c**	**3.6 c**	**2.6 a**	**2.5 a**	**2.5 a**	**2.9 a**	**2.0 b**	**3.2 b**	**2.7 a**	**2.7 a**
Québec 10,000+	**2.0 c**	**2.7 c**	**2.7 c**	**2.1 c**	**2.8 c**	**2.6 b**	**++**	**2.4 c**	**2.2 c**	**2.3 b**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue												
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Amos CA	**	7.4 c	0.9 a	0.4 a	0.2 a	0.2 a	0.5 a	0.0 b	0.7 a	0.4 a
Rouyn-Noranda CA	1.1 a	2.6 c	0.7 a	0.4 b	0.6 a	0.5 b	0.0 b	0.0 b	0.6 a	0.6 a
Val d'Or	0.5 b	0.0 c	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Québec – Abitibi-Témiscamingue												
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Amos CA	345 a	374 a	383 a	405 a	468 a	508 a	527 a	559 a	460 a	491 a
Rouyn-Noranda CA	358 a	364 a	408 a	440 a	496 a	528 a	579 a	615 a	471 a	501 a
Val d'Or	356 a	372 a	400 a	414 a	504 a	522 a	578 a	596 a	495 a	503 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Amos CA	2 c	28	1 a	246	1 a	495	0 b	210	4 a	979
Rouyn-Noranda CA	8 c	291	3 b	743	7 b	1,401	0 b	391	18 a	2,827
Val d'Or	0 c	238	0 b	568	0 b	968	0 b	611	0 b	2,385

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Amos CA	**	7.4 c	0.9 a	0.8 a	0.2 a	0.4 a	0.5 a	0.0 b	0.7 a	0.6 a
Rouyn-Noranda CA	1.5 c	2.6 c	0.7 a	0.4 b	0.6 a	0.5 b	0.0 b	0.3 b	0.7 a	0.7 a
Val d'Or	0.9 a	3.1 d	0.7 b	0.7 a	0.0 b	0.2 a	0.2 b	0.2 b	0.3 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Amos CA	**	9.2 a	3.4 b	6.7 a	3.2 b	8.6 a	3.2 b	6.3 b	3.4 b	8.5 a
Rouyn-Noranda CA	++	3.9 d	2.9 c	3.4 c	2.1 c	3.6 c	**	**	2.6 b	3.3 b
Val d'Or	3.9 d	7.6 b	3.1 d	4.2 c	3.2 c	6.9 b	1.5 c	4.2 b	4.0 b	5.6 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Drummondville CA	**	**	3.2 d	2.5 c	2.1 c	2.9 b	4.0 d	3.9 d	3.1 c	3.6 b
Victoriaville CA	**	**	3.5 d	3.0 c	1.3 a	2.5 c	0.3 b	3.3 d	2.0 b	3.0 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Drummondville CA	352 a	360 b	455 a	482 b	517 a	537 a	576 a	587 a	508 a	521 a
Victoriaville CA	331 a	339 b	383 a	393 a	481 a	485 a	557 a	568 a	468 a	486 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Drummondville CA	**	637	47 c	1,904	100 b	3,422	72 d	1,860	282 b	7,822
Victoriaville CA	**	200	21 c	719	53 c	2,135	34 d	1,027	123 c	4,081

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Drummondville CA	**	**	11.2 d	6.7 c	9.9 c	9.7 c	14.2 c	10.7 d	11.2 c	9.3 b
Victoriaville CA	**	**	14.8 d	5.3 d	9.7 b	7.5 b	13.6 d	9.3 c	11.6 c	7.5 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Drummondville CA	++	**	**	++	4.9 d	++	2.5 b	++	4.6 c	++
Victoriaville CA	**	**	++	1.0 d	1.2 a	2.3 c	1.4 d	1.5 d	**	1.5 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Montmagny City	**	**	2.1 c	2.5 b	1.4 a	0.8 a	0.0 c	1.5 c	2.5 a	1.5 a
Saint-Georges CA	**	**	5.9 c	4.6 c	2.5 a	2.7 b	5.1 d	**	3.5 b	3.2 b
Sainte-Marie City	0.0 c	**	3.5 d	2.3 c	1.6 b	1.1 a	0.7 b	0.6 a	1.8 b	1.8 b
Thetford Mines CA	**	5.2 a	4.3 d	3.6 b	2.4 b	2.0 a	1.2 a	1.3 a	2.7 b	2.6 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Montmagny City	343 a	350 a	428 a	433 a	511 a	521 a	514 a	530 a	483 a	495 a
Saint-Georges CA	343 a	333 a	381 a	386 a	487 a	487 a	481 a	484 a	467 a	462 a
Sainte-Marie City	336 a	333 a	375 a	391 a	519 a	524 a	542 a	556 a	489 a	499 a
Thetford Mines CA	424 c	379 a	360 a	379 a	407 a	465 a	431 a	511 b	401 a	442 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montmagny City	**	30	3 b	125	3 a	393	1 c	66	9 a	613
Saint-Georges CA	**	30	21 c	450	37 b	1,386	**	201	65 b	2,067
Sainte-Marie City	**	33	4 c	183	6 a	588	1 a	176	18 b	980
Thetford Mines CA	4 a	83	10 b	291	11 a	540	2 a	178	28 a	1,093

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Montmagny City	**	10.1 d	3.5 d	6.7 b	3.0 a	2.3 a	**	1.5 c	4.0 b	3.5 a
Saint-Georges CA	**	**	10.2 c	6.3 c	6.5 b	6.4 b	**	3.8 d	7.5 b	6.4 b
Sainte-Marie City	0.0 c	**	5.1 d	13.0 d	5.6 c	4.9 c	0.7 b	5.4 c	4.6 b	7.0 b
Thetford Mines CA	**	6.4 a	9.6 c	4.6 b	6.3 b	3.5 a	3.5 c	1.3 a	6.5 b	3.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Montmagny City	**	++	1.6 c	1.8 b	++	2.1 a	**	2.6 c	1.1 a	2.4 a
Saint-Georges CA	**	**	++	1.9 c	++	2.3 c	++	5.1 d	1.1 d	1.7 c
Sainte-Marie City	**	**	2.9 c	2.0 c	1.6 b	1.0 a	2.4 b	++	2.1 a	0.6 a
Thetford Mines CA	**	++	1.8 c	++	3.8 b	**	2.4 b	**	4.9 b	2.9 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Baie-Comeau CA	3.0 c	4.0 c	1.1 a	4.9 b	2.4 a	5.3 a	2.3 c	3.9 b	2.0 a	4.8 a
Sept-Îles CA	2.0 c	2.2 c	0.9 a	0.6 a	0.6 a	0.7 a	1.6 c	0.2 b	1.0 a	0.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Baie-Comeau CA	387 a	396 a	465 a	469 a	553 a	570 a	588 a	633 a	522 a	533 a
Sept-Îles CA	403 a	403 a	471 a	496 a	558 a	582 a	613 a	632 a	529 a	550 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Baie-Comeau CA	3 c	77	22 b	448	31 a	592	9 b	233	65 a	1,351
Sept-Îles CA	4 c	199	4 a	715	8 a	1,015	1 b	482	17 a	2,411

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Baie-Comeau CA	4.4 d	4.0 c	2.6 b	6.4 a	3.7 b	7.8 a	2.7 b	4.8 b	3.2 b	6.6 a
Sept-Îles CA	2.0 c	2.2 c	0.9 a	0.6 a	0.7 a	0.8 a	1.8 c	0.2 b	1.1 a	0.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Baie-Comeau CA	++	5.9 d	++	3.1 c	++	3.2 c	++	**	1.0 d	2.9 a
Sept-Îles CA	2.8 a	5.0 b	3.9 b	4.3 b	5.3 c	4.5 a	2.3 a	3.7 b	3.3 b	4.2 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_6 Private Apartment Vacancy Rates (%)
by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Gaspé City	0.0 c	**	3.9 c	2.0 b	0.0 b	2.1 c	2.0 b	0.0 b	1.6 b	1.9 b
Les Îles-de-la-Madeleine MU	**	n/s	1.1 a	6.4 b	4.0 c	5.1 c	**	**	2.6 b	5.4 b
Matane CA	7.8 c	4.3 d	3.9 b	5.0 c	1.0 a	1.2 a	1.7 a	1.2 a	2.9 a	2.8 a
Rimouski CA	4.0 d	2.9 c	2.0 c	1.6 c	1.5 a	1.7 b	1.4 a	1.8 c	1.9 b	1.8 b
Rivière-du-Loup CA	5.4 c	3.0 d	4.8 c	2.3 c	1.3 a	2.4 b	0.7 a	2.3 b	2.2 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Gaspé City	405 a	361 a	437 a	456 a	505 a	523 a	548 a	584 a	485 a	505 a
Les Îles-de-la-Madeleine MU	**	n/s	513 a	528 a	586 a	592 a	713 a	724 a	559 a	573 a
Matane CA	363 a	374 a	416 a	426 a	494 a	525 a	536 a	583 a	456 a	485 a
Rimouski CA	409 a	426 a	490 a	513 a	614 a	644 a	641 a	682 a	556 a	590 a
Rivière-du-Loup CA	350 a	359 a	420 a	423 a	524 a	539 a	578 a	596 a	503 a	519 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Gaspé City	**	26	4 b	210	5 c	247	0 b	124	11 b	606
Les Îles-de-la-Madeleine MU	n/s	n/s	6 b	95	7 c	137	**	11	13 b	244
Matane CA	5 d	120	24 c	486	7 a	588	2 a	180	39 a	1,374
Rimouski CA	14 c	503	23 c	1,391	41 b	2,414	10 c	569	89 b	4,877
Rivière-du-Loup CA	5 d	170	10 c	439	36 b	1,501	10 b	437	62 a	2,548

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Gaspé City	0.0 c	**	3.9 c	2.0 b	0.0 b	2.1 c	2.0 b	0.0 b	1.6 b	1.9 b
Les Îles-de-la-Madeleine MU	**	n/s	1.1 a	7.5 b	4.9 c	7.3 b	**	**	3.0 b	7.5 b
Matane CA	9.2 b	**	4.3 b	6.8 b	2.0 b	3.1 c	2.8 a	4.2 d	3.7 a	4.9 b
Rimouski CA	4.0 d	**	2.3 c	5.8 c	1.7 b	6.2 c	1.8 c	4.1 d	2.2 b	6.6 b
Rivière-du-Loup CA	7.5 c	**	7.3 c	3.5 c	2.9 a	4.9 b	2.7 b	3.7 c	4.1 b	4.7 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Gaspé City	**	**	2.0 a	1.8 a	1.3 a	3.2 b	2.4 a	1.7 c	1.9 a	1.9 b
Les Îles-de-la-Madeleine MU	**	**	1.8 b	1.0 a	3.3 c	1.1 a	**	**	2.8 a	2.1 b
Matane CA	**	4.1 d	3.9 b	2.2 b	2.3 a	4.1 b	3.9 a	5.4 b	3.4 a	3.6 a
Rimouski CA	4.2 c	3.0 c	3.5 d	++	3.2 c	++	**	**	2.9 b	2.3 c
Rivière-du-Loup CA	++	2.5 c	1.0 d	3.4 c	1.4 a	2.0 c	1.3 a	1.6 b	1.3 a	2.4 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Alma CA	**	**	3.4 d	**	1.4 a	2.3 b	0.3 b	3.6 d	2.0 a	3.8 d
Dolbeau-Mistassini CA	**	25.2 a	**	9.1 a	8.1 a	7.6 a	3.6 b	6.2 b	7.0 a	8.1 a
Roberval City	25.0 a	16.7 a	5.1 a	10.9 a	5.5 a	1.3 a	1.3 a	0.0 b	5.1 a	3.7 b
Saint-Félicien City	3.4 d	**	4.1 b	2.3 c	7.9 a	3.2 b	6.9 b	8.2 b	6.8 a	3.9 b

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Alma CA	330 a	330 a	374 a	385 a	438 a	461 a	479 a	504 a	433 a	458 a
Dolbeau-Mistassini CA	n/s	**	356 a	361 b	439 a	450 a	471 a	475 a	433 a	441 a
Roberval City	n/s	326 a	363 a	365 a	451 a	453 a	508 a	522 a	440 a	440 a
Saint-Félicien City	350 b	337 a	371 a	375 a	443 a	457 a	511 a	533 a	435 a	445 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_7 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Alma CA	**	40	**	270	24 b	1,076	14 d	386	68 d	1,772
Dolbeau-Mistassini CA	3 a	12	9 a	102	27 a	358	5 b	82	45 a	554
Roberval City	1 a	6	14 a	125	4 a	303	0 b	70	19 b	505
Saint-Félicien City	**	33	2 c	93	10 b	306	5 b	66	19 b	497

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Alma CA	**	**	8.2 c	**	7.7 a	9.7 b	5.2 c	10.8 d	7.8 a	10.8 c
Dolbeau-Mistassini CA	**	25.2 a	**	9.1 a	8.7 a	7.6 a	3.6 b	6.2 b	7.3 a	8.1 a
Roberval City	25.0 a	16.7 a	5.1 a	10.9 a	5.5 a	1.3 a	1.3 a	0.0 b	5.1 a	3.7 b
Saint-Félicien City	3.4 d	**	4.1 b	2.3 c	7.9 a	3.5 b	6.9 b	8.2 b	6.8 a	4.1 b

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Alma CA	**	**	2.4 c	++	1.8 b	3.1 c	2.6 c	2.8 c	2.3 b	2.5 b
Dolbeau-Mistassini CA	**	**	++	**	++	4.8 c	++	++	1.2 a	3.6 c
Roberval City	**	. X	++	1.0 d	++	0.9 a	++	4.0 c	1.4 a	1.3 a
Saint-Félicien City	**	**	++	2.8 c	0.9 d	2.6 b	2.5 c	5.4 b	1.2 a	2.5 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Joliette CA	5.9 d	5.9 d	2.4 c	2.4 c	1.3 a	1.6 b	1.3 a	1.0 d	1.7 b	1.8 b
Lachute CA	13.5 c	**	2.8 b	**	3.3 b	5.7 c	5.6 c	**	4.2 b	5.8 b
Mont-Laurier City	5.2 a	5.6 a	3.6 a	3.9 b	2.6 a	2.4 a	4.3 a	2.8 a	3.4 a	3.2 a
Prévost City	**	**	**	0.0 c	**	**	**	0.0 c	**	1.0 d
Rawdon MU	0.0 a	**	2.4 a	0.0 b	0.9 a	1.4 a	1.9 a	0.0 b	1.4 a	0.9 a
Saint-Lin-des-Laurentides City	**	**	1.3 a	**	0.0 b	2.2 c	1.8 a	**	0.9 a	3.0 c
Sainte-Adèle City	**	**	5.7 a	2.3 b	4.0 b	3.3 b	5.5 a	0.0 b	5.3 a	2.7 a
Sainte-Sophie MU	**	0.0 a	0.0 a	0.0 a	0.0 a	0.0 c	0.0 a	**	0.0 a	0.0 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Joliette CA	406 a	422 a	466 a	470 a	580 a	603 a	628 a	654 a	557 a	581 a
Lachute CA	372 a	384 b	425 a	435 a	526 a	545 a	541 a	554 a	495 a	511 a
Mont-Laurier City	375 a	368 a	404 a	411 a	495 a	496 a	540 a	549 a	462 a	464 a
Prévost City	**	**	516 a	527 a	536 b	789 b	680 b	987 c	544 a	683 a
Rawdon MU	389 b	409 b	419 a	425 a	546 a	565 a	591 a	603 a	520 a	535 a
Saint-Lin-des-Laurentides City	**	**	421 a	453 a	556 a	593 a	652 a	660 a	540 a	575 a
Sainte-Adèle City	451 c	454 b	509 a	517 a	592 a	601 a	651 a	657 a	570 a	575 a
Sainte-Sophie MU	**	371 a	421 c	461 a	505 a	514 a	833 b	**	505 a	497 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.3_8 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Joliette CA	13 d	226	22 c	938	44 b	2,799	10 d	963	89 b	4,927
Lachute CA	**	43	**	232	29 c	512	**	122	53 b	909
Mont-Laurier City	5 a	91	15 b	391	12 a	501	4 a	144	37 a	1,127
Prévost City	**	**	0 c	46	**	36	0 c	23	1 d	107
Rawdon MU	**	13	0 b	85	3 a	238	0 b	47	3 a	383
Saint-Lin-des-Laurentides City	**	**	**	68	6 c	268	**	51	12 c	394
Sainte-Adèle City	**	31	4 b	181	9 b	281	0 b	87	16 a	579
Sainte-Sophie MU	0 a	8	0 a	14	0 c	42	**	**	0 c	67

The following letter codes are used to indicate the reliability of the estimates:
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1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Joliette CA	5.9 d	5.9 d	4.9 c	3.9 d	3.9 c	3.3 d	2.9 c	3.4 d	4.0 b	3.6 c
Lachute CA	13.5 c	**	10.0 c	**	11.4 a	19.1 d	10.9 c	**	11.1 a	22.0 d
Mont-Laurier City	5.2 a	6.7 a	4.8 a	4.7 b	3.9 a	3.5 a	4.3 a	5.7 a	4.4 a	4.4 a
Prévost City	**	**	**	**	**	**	**	0.0 c	**	5.1 c
Rawdon MU	0.0 a	**	3.6 b	1.3 d	1.4 a	2.8 b	1.9 a	0.0 b	1.9 a	2.0 b
Saint-Lin-des-Laurentides City	**	**	1.3 a	**	0.0 b	2.2 c	1.8 a	**	0.9 a	3.0 c
Sainte-Adèle City	27.3 d	**	7.8 a	5.8 b	7.2 b	6.0 a	8.9 a	1.2 a	8.4 a	5.6 a
Sainte-Sophie MU	**	0.0 a	0.0 a	0.0 a	0.0 a	**	0.0 a	**	0.0 a	8.2 c

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Joliette CA	**	**	++	++	3.5 d	**	++	**	**	2.7 c
Lachute CA	**	**	1.8 a	1.7 c	1.1 a	2.5 b	2.2 a	4.8 d	1.8 a	2.1 b
Mont-Laurier City	**	0.8 a	++	2.9 a	3.5 b	1.5 a	5.4 b	2.3 a	3.4 b	0.7 a
Prévost City	**	**	3.2 d	**	**	**	**	**	++	**
Rawdon MU	**	**	**	**	2.9 c	1.7 c	4.0 b	6.0 d	2.5 b	++
Saint-Lin-des-Laurentides City	**	**	5.7 d	**	**	2.5 c	4.0 a	**	1.6 c	2.6 c
Sainte-Adèle City	**	**	**	2.6 b	++	1.7 c	++	2.5 c	++	1.8 c
Sainte-Sophie MU	**	-3.3 a	**	2.6 a	**	**	**	**	**	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Cowansville CA	15.8 d	14.7 c	2.9 a	3.6 c	5.1 b	5.0 b	5.5 b	3.4 c	5.0 a	4.6 b
Granby CA	**	**	2.5 c	2.4 c	2.3 c	2.1 c	3.3 d	3.7 d	2.6 b	2.6 b
Saint-Hyacinthe CA	**	**	3.5 d	3.0 d	2.3 c	1.7 c	**	0.6 b	2.4 b	1.9 c
Saint-Jean-sur-Richelieu CA	1.3 d	**	1.9 c	1.1 d	1.1 a	1.4 a	0.6 b	1.3 a	1.1 a	1.2 a
Salaberry-de-Valleyfield CA	5.9 d	0.0 d	3.5 d	**	3.6 c	0.5 b	0.5 b	0.7 b	3.2 b	0.7 b
Sorel-Tracy CA	7.4 c	**	7.0 c	6.8 c	2.6 b	3.4 c	3.5 d	2.3 c	3.6 c	4.1 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Cowansville CA	361 b	364 a	416 a	418 a	517 a	532 a	548 a	558 a	496 a	503 a
Granby CA	398 b	386 b	483 a	505 a	555 a	584 a	612 a	666 b	534 a	561 a
Saint-Hyacinthe CA	424 b	406 c	472 a	479 b	575 a	578 a	613 a	642 a	547 a	553 a
Saint-Jean-sur-Richelieu CA	412 a	424 a	449 a	484 a	568 a	595 a	636 a	644 a	554 a	581 a
Salaberry-de-Valleyfield CA	386 a	387 a	452 a	461 a	568 a	585 a	581 a	600 a	529 a	547 a
Sorel-Tracy CA	343 a	361 a	409 a	455 a	481 a	502 a	520 a	558 a	469 a	496 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_9 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cowansville CA	8 c	57	15 c	411	42 b	846	12 c	348	77 b	1,662
Granby CA	**	326	48 c	1,983	94 c	4,492	26 d	701	196 b	7,502
Saint-Hyacinthe CA	**	533	43 d	1,441	59 c	3,384	7 b	1,186	122 c	6,545
Saint-Jean-sur-Richelieu CA	**	168	18 d	1,64	57 a	4,235	26 a	2,068	101 a	8,120
Salaberry-de-Valleyfield CA	0 d	57	**	600	6 b	1,203	2 b	317	16 b	2,176
Sorel-Tracy CA	**	63	41 c	602	62 c	1,847	8 c	331	116 c	2,843

The following letter codes are used to indicate the reliability of the estimates:
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1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Cowansville CA	15.8 d	14.7 c	5.2 b	5.3 b	6.9 b	7.6 b	8.3 b	4.6 c	7.1 a	6.7 b
Granby CA	**	**	7.0 c	**	6.8 c	7.1 c	5.8 d	**	6.9 b	7.2 b
Saint-Hyacinthe CA	**	**	5.3 c	**	5.3 c	5.7 c	3.6 d	**	5.0 c	6.5 c
Saint-Jean-sur-Richelieu CA	**	**	**	4.7 d	5.5 c	5.9 c	3.0 d	4.6 d	5.3 b	5.4 b
Salaberry-de-Valleyfield CA	5.9 d	**	3.5 d	**	3.6 c	4.7 c	0.5 b	2.5 c	3.2 b	5.3 c
Sorel-Tracy CA	10.2 d	**	12.1 d	11.1 d	5.2 b	7.8 b	7.7 c	11.3 d	7.0 b	9.2 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Cowansville CA	**	**	1.6 c	++	2.5 a	0.7 b	1.7 c	1.5 a	3.1 b	0.7 b
Granby CA	++	++	**	6.9 c	2.2 c	**	5.6 d	1.8 c	2.9 c	3.9 c
Saint-Hyacinthe CA	**	**	++	++	++	**	++	++	++	**
Saint-Jean-sur-Richelieu CA	**	**	++	**	3.7 d	++	++	++	3.4 d	++
Salaberry-de-Valleyfield CA	**	**	5.0 d	5.3 d	5.3 d	5.5 d	++	**	4.5 d	**
Sorel-Tracy CA	**	**	5.2 c	3.0 c	2.8 a	2.6 a	++	**	2.7 b	2.8 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
La Tuque CA	0.0 a	0.0 a	16.3 a	17.1 a	10.4 a	7.6 a	1.4 a	4.6 a	10.0 a	9.6 a
Shawinigan CA	**	**	8.1 c	**	5.1 b	6.0 b	5.3 c	4.2 c	5.8 b	6.3 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_10 Private Apartment Average Rents ($) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
La Tuque CA	321 a	320 a	348 a	365 a	394 a	406 a	460 a	470 a	394 a	405 a
Shawinigan CA	304 b	320 a	366 a	371 a	424 a	439 a	450 a	474 a	417 a	436 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
La Tuque CA	0 a	17	37 a	218	27 a	348	7 a	154	71 a	737
Shawinigan CA	**	67	**	794	147 b	2,444	60 c	1,436	297 b	4,741

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
La Tuque CA	4.8 a	0.0 a	21.6 a	23.3 a	15.5 a	14.8 a	4.9 a	11.4 a	14.9 a	16.3 a
Shawinigan CA	**	**	11.0 d	**	7.3 b	11.0 c	6.2 c	7.7 b	7.8 b	11.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
La Tuque CA	5.8 a	2.9 a	2.1 b	4.5 a	0.7 a	3.7 b	1.4 a	3.2 a	1.9 a	3.2 a
Shawinigan CA	**	**	++	**	2.3 c	++	**	**	3.1 d	3.2 d

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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